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QUITCLAIM DEED WITH COVENANT

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ROBERT C. MORRISSETTE of Waterville, Kennebec County, State of Maine, (being unmarried), for consideration paid, grants to ROBERT C. MORRISSETTE & DAVID J. MORRISSETTE PARTNERS, a Maine Partnership with a place of business at 217A College Avenue, Waterville, Kennebec County, State of Maine, with quitclaim covenant, the land with the buildings thereon situated in Waterville, Kennebec County, State of Maine, bounded and described as follows:

Beginning in the easterly side of College Avenue at the southwesterly corner of land now or formerly of Homer Cummings; thence easterly along the southerly line of land now or formerly of said Cummings 120 feet to the southeasterly corner of land now or formerly of said Cummings; thence northerly along the easterly line of land now or formerly of said Cummings 60 feet to the southerly line of Preble Street; thence easterly along said southerly line of said Preble Street 103.1 feet to the westerly line of land now or formerly of the Augusta and Waterville Gas Company; thence southerly along the said westerly line of land now or formerly of the Augusta and Waterville Gas Company 260 feet; thence westerly to a point in the easterly line of College Avenue, which point is 200 feet southerly from the point of beginning; thence northerly along the easterly line of said College Avenue 200 feet to the point of beginning.

Being the same premises conveyed by warranty deed of Roland F. and Marie R. Bechard to Robert C. Morrisette and Simone A. Morrisette, dated August 31, 1976, recorded in Kennebec County Registry of Deeds, Book 1938, Page 283. Reference is also made to abstract of divorce decree dated June 22, 1982, recorded in said Registry, Book 2481, Page 106.

Excepting and reserving that certain lot or parcel of land as conveyed by Robert C. Morrisette to David J. Morrisette by warranty deed dated April 25, 1988, recorded in Kennebec County Registry of Deeds, Book 3335, Page 72, and more particularly described as follows:

Beginning on the easterly side of College Avenue at a point lying 45 feet southerly of the northwesterly corner of that certain lot or parcel of land conveyed to Robert C. Morrisette and Simone A. Morrisette by deed dated August 31, 1976, recorded in Kennebec County Registry of deeds, Book 1938, Page 283; thence northerly along the easterly line of said College Avenue 45 feet; thence easterly along the southerly line of other land of David J. Morrisette 120 feet to the southeasterly corner of other land of David J. Morrisette; thence northerly along the easterly line of other land of David J. Morrisette 60 feet to the southerly line of Preble Street; thence easterly along the said southerly line of Preble Street a distance of 40 feet to a point; thence southerly and parallel to the easterly line of David J. Morrisette a distance of 105 feet to a point; thence westerly

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and parallel to the southerly line of other land of David J. Morrisette a distance of 160 feet to the point of beginning.

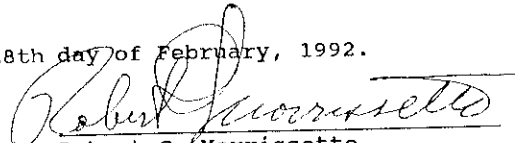
Also, another certain lot or parcel of land situated in said Waterville, Maine, bounded and described as follows:

Beginning in the easterly line of College Avenue at the southwest corner of land owned or occupied by Robert C. Morrisette; thence southerly in the easterly line of College Avenue a distance of 80 feet, more or less, to the northwest corner of land owned or occupied by Daniel Berard; thence easterly in the north line of the Berard lot a distance of 300 feet, more or less, to the northeast corner of the Berard lot; thence northerly a distance of 45 feet to the south line of land believed to be owned by said Robert C. Morrisette; thence westerly in the south line of said Robert C. Morrisette's lot a distance of 70 feet, more or less, to a corner; thence northerly in the westerly line of said Robert C. Morrisette's lot a distance of 35 feet, more or less, to a corner; thence westerly in the south line of said Robert C. Morrisette's lot a distance of 230 feet, more or less, to the easterly line of College Avenue at the place of beginning.

Excepting and reserving the rights and easement for a public sewer and drain as more fully described in deed of Central Maine Power Company to Ralph B. Pillsbury, dated July 3, 1956, recorded in Kennebec County Registry of Deeds, Book 1051, Page 292, to which deed reference is expressly made for a more particular description.

Being the same premises conveyed by quitclaim deed of J. Wallace Pillsbury, et al. to Robert C. Morrisette, dated June 13, 1986, recorded in Kennebec County Registry of Deeds, Book 2967, Page 153.

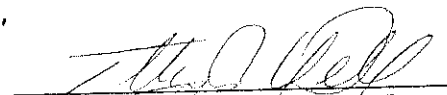
WITNESS my hand and seal this 28th day of February, 1992.


Robert C. Morrisette

STATE OF MAINE
COUNTY OF KENNEBEC

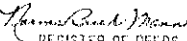
February 28, 1992

Personally appeared the above-named Robert C. Morrisette and acknowledged the foregoing to be his free act and deed,
Before me,


Notary Public/Attorney-at-Law
Timothy R. O'Donnell

RECEIVED KENNEBEC SS.

1992 MAY 15 AM 9:00

ATTEST: 
REGISTER OF DEEDS